

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

Respectfully submitted,
(Signed) TERRY M. GABINSKI,
Chairman.

(Signed) EDWARD R. VRDOLYAK,
Vice-Chairman.

On motion of Alderman Gabinski, the committee's recommendation was *Concurred In* and each of the said proposed ordinances was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Roti, Rush, Tillman, Evans, Sawyer, Beavers, Humes, Hutchinson, Huels, Majerczyk, Madrzyk, Burke, Brady, Langford, Streeter, Kellam, Kelley, Stemberk, Krystyniak, Henry, Marzullo, Nardulli, W. Davis, Smith, D. Davis, Hagopian, Santiago, Gabinski, Mell, Kotlarz, Banks, Damato, Cullerton, Laurino, O'Connor, Pucinski, Natarus, Oberman, Hansen, McLaughlin, Orbach, Schuler, Volini, Orr -- 44.

Nays -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 1-E.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, be, and is hereby amended by supplementing all the B6-7 Restricted Central Business District symbols and indications as shown on Map 1-E to reflect the establishment of a Communications Planned Development for the erection of an earth station receiving dish located on the roof structure and on the same lot as the existing structure located at 350 North Michigan Avenue, Chicago Illinois.

SECTION 2. This Communications Planned Development is specifically for the erection of the earth station receiving dish above described and in no way affects, alters or prejudices the existing zoning district regulations applicable to any other improved or unimproved portions of the above described area.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and due publication.

PD 379

Reclassification of Area Shown on Map No. 1-F.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B7-7 General Central Business District symbols and indications as shown on Map No. 1-F in the area bounded by

West Lake Street; a line 160.73 feet east of and parallel to North Dearborn Street; West Couch Place (a line 181.41 feet south of and parallel to West Lake Street); and North Dearborn Street,

to those of a Business Planned Development District and a corresponding use district is hereby established in the area above described.

[Business Planned Development printed on pages 26751 through 26757 of this Journal.]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map Nos. 1-F and 2-F.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended with respect to Residential-Business Planned Development No. 233 as shown on Map Nos. 1-F and 2-F in the area bounded by

West Washington Street; North Desplaines Street; West Madison Street; North Clinton Street; West Monroe Street; and the east line of the right-of-way of the Kennedy Expressway,

which had been established in the area above described (C.J.P. p. 3368, June 27, 1980) by changing the use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof.

[Residential-Business Planned Development printed on pages 26758 through 26763 of this Journal.]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

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REPORTS OF COMMITTEES

26751

Applicant:
Tremont Theatre Row Partnership
c/o Stein & Company
208 South La Salle Street
Suite 1630
Chicago, Illinois 60602

BUSINESS PLANNED DEVELOPMENT No. 379
PLAN OF DEVELOPMENT

1. Legal title to that certain real property which is subject to the use and bulk restrictions of Business Planned Development No. _____, which property is legally described on the exhibit attached hereto and made part hereof (the "Property"), is held by Northwestern University, an Illinois Corporation, the contract-seller of the Property.

All required disclosures are contained within the Economic Disclosure Statement filed with the City of Chicago in accordance with applicable requirements. American National Bank and Trust Company of Chicago, as Trustee under Trust No. 63436 is the contract-purchaser of the Property. The sole beneficiary of said trust is the applicant, Tremont Theatre Row Partnership. Upon acquisition, the Property, will be held under single-ownership or control or under single designated control by said Trust, its beneficiaries or by Tremont Theatre Row Partnership, its affiliates, successors, or assigns.

2. This Plan of Development shall be contingent upon the execution of that certain "Redevelopment Agreement - North Loop - Tremont Garage" (The "Redevelopment Agreement") by and between the City of Chicago and the Tremont Theatre Row Partnership.

3. Retail and non-accessory off-street parking uses and such uses as are currently authorized as permitted or special uses by the terms of the Chicago Zoning Ordinance in the B7-7 Zoning District (as described in Sections 8.3-7(B) and 8.4-7 and associated sections referred to therein) shall be permitted upon the Property, including the operation of radio or television towers and/or earth station receiving dishes; provided, however, that the operation of said uses shall be in accordance with the provisions of the Redevelopment Agreement.

4. The applicant, its affiliates, successors, assigns or grantees shall obtain all official reviews, approval and permits necessary to implement the development of the Property.

5. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way necessary to implement development of the Property shall require a separate submittal on behalf of the applicant, its successors, assigns or grantees, and approval by the City Council.

6. Accessory off-street parking and accessory off-street loading shall not be required upon the Property.

7. Any firelane, service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas.

8. The height of each building located upon the Property and any appurtenances attached thereto shall be subject to:

- (a) Height limitations as certified on Form FAA-177 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and
- (b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law and approved by the City Council.

9. Business and business identification signs may be permitted upon the Property subject to the review and approval of the Department of Planning and of the Department of Inspectional Services. Temporary signs, such as construction and marketing signs, may be permitted subject to the aforesaid approvals. Sign advertising products or services which products or services are not located upon the Property shall not be permitted. Signs described by Chapter 86, Section 86.1-11 of the Chicago Municipal Code shall require City Council approval in the manner described therein.

10. The development of the Property shall be subject to the Bulk Regulations Data attached hereto and made part of this Plan of Development.

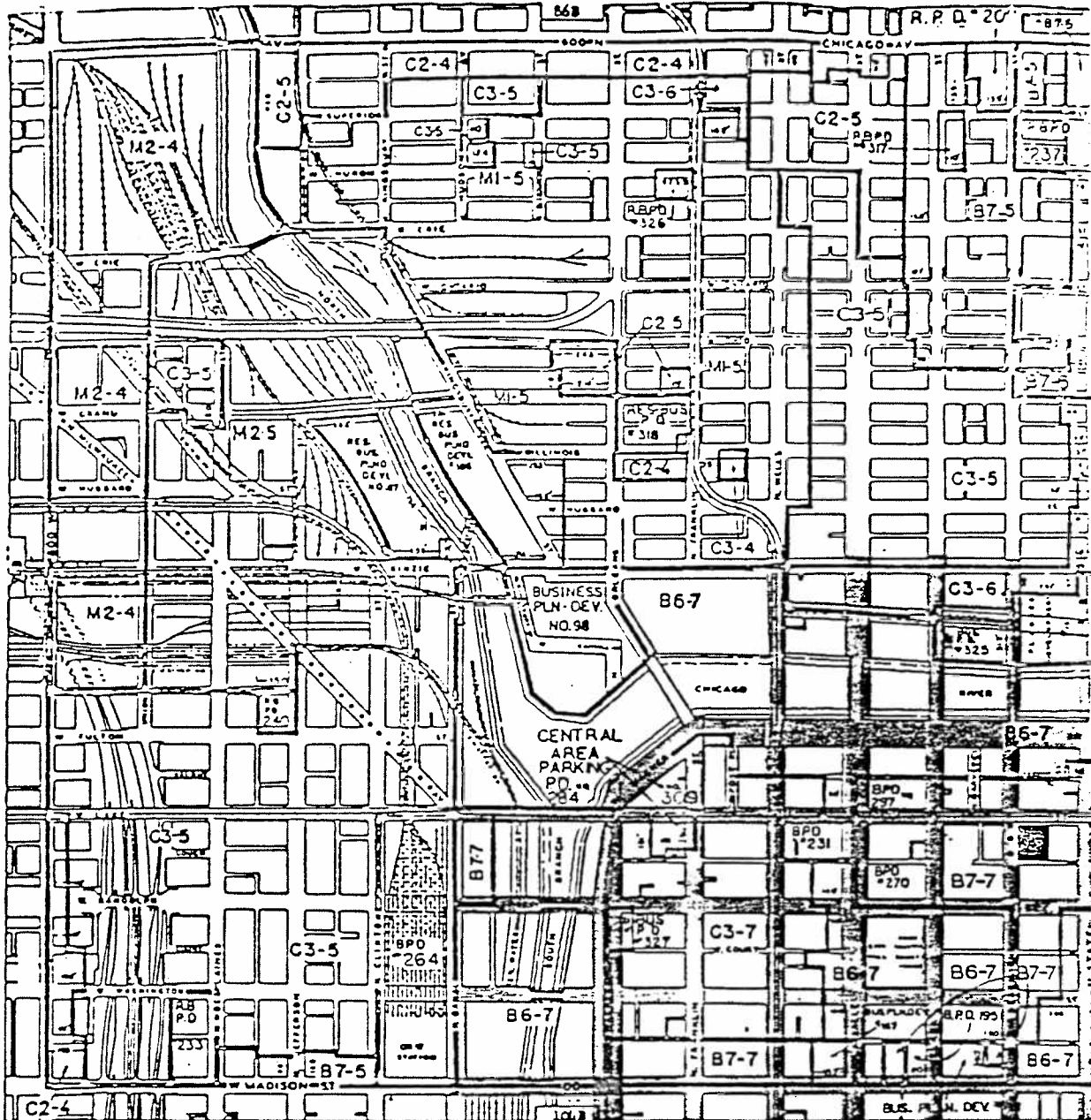
11. This Plan of Development and the development of the Property is and shall be subject to the "Rules, Regulations and

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REPORTS OF COMMITTEES

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Procedures in Relation to Planned Developments" promulgated by the Commissioner of the Department of Development and Planning.



LEGEND



PREFERENTIAL STREETS



PLANNED DEVELOPMENT

APPLICANT:

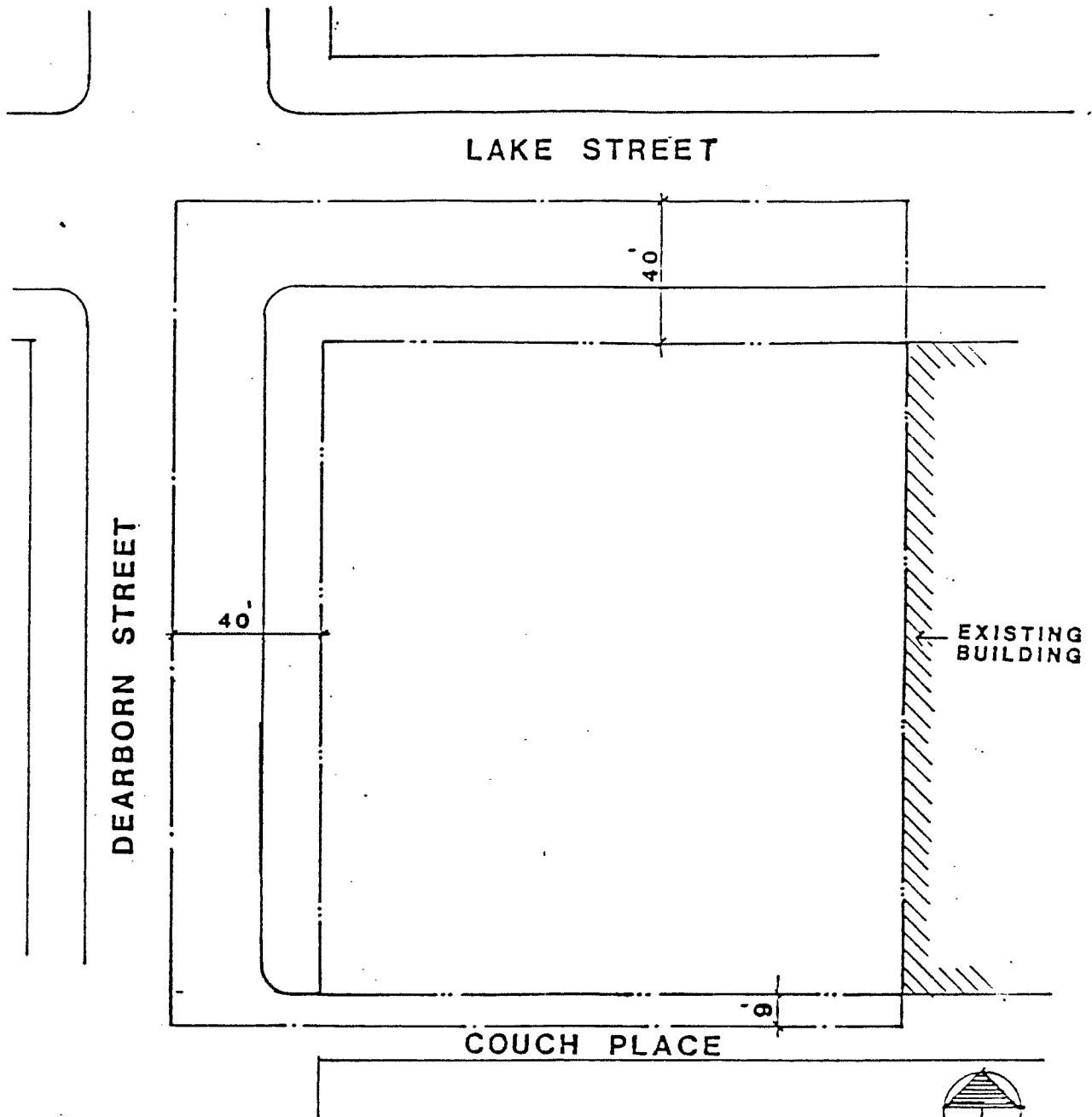
TREMONT THEATRE ROW PARTNERSHIP
208 South La Salle, Chicago, Illinois

ADDRESS:

DATE:

November 19, 1985

BOUNDARY AND PROPERTY LINE MAP



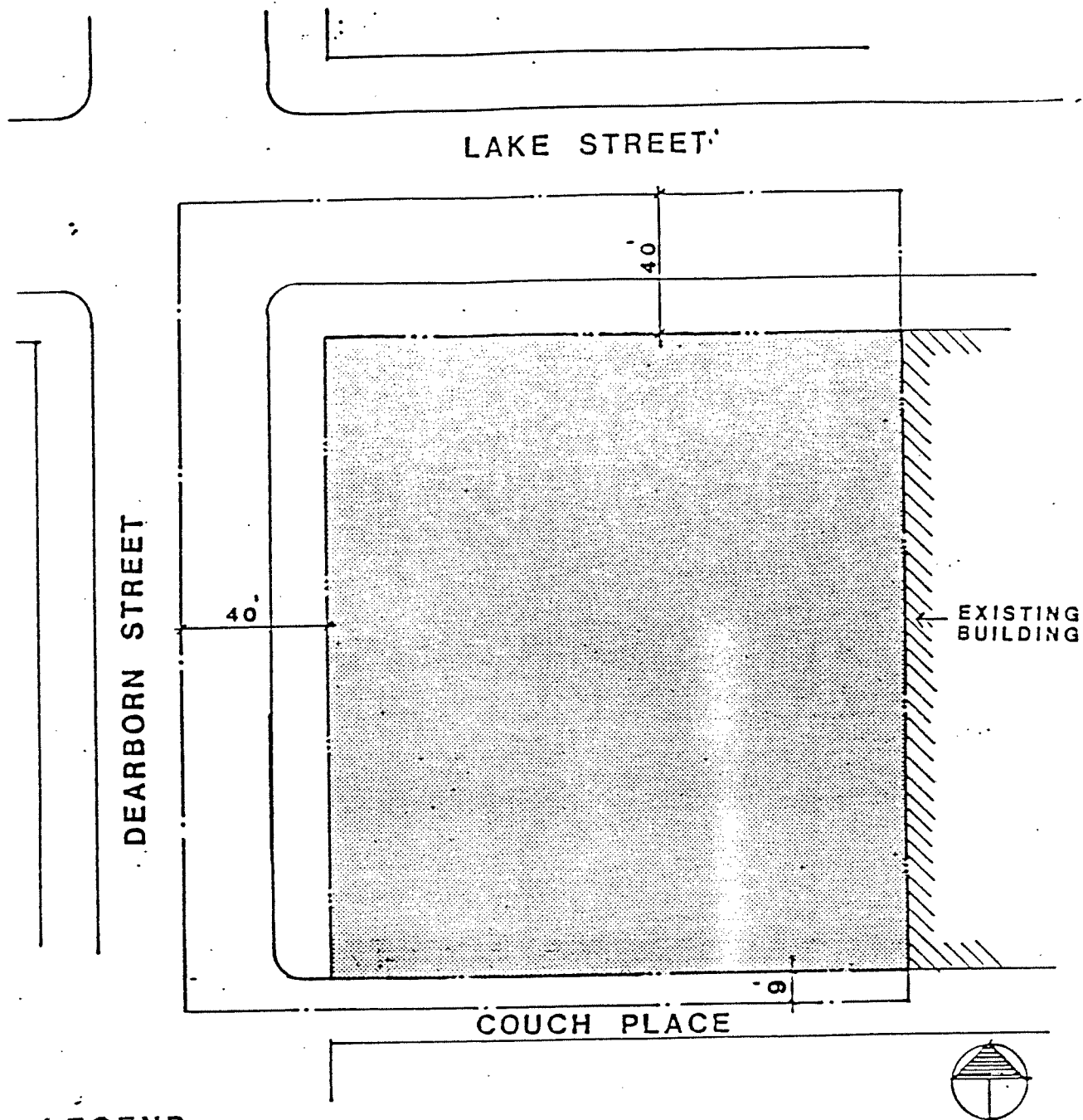
LEGEND

- PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY (including right-of-way adjustment)

APPLICANT: TREMONT THEATRE ROW PARTNERSHIP
ADDRESS: 208 South La Salle, Chicago, Illinois

DATE:
November 19, 1985

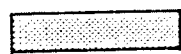
GENERALIZED LAND USE PLAN



LEGEND

PROPERTY LINE

PLANNED DEVELOPMENT BOUNDARY (including right-of-way adjustment)



Retail, non-accessory parking and such other uses permitted by the Plan of Development

APPLICANT:

TREMONT THEATRE ROW PARTNERSHIP

ADDRESS:

208 South La Salle, Chicago, Illinois

DATE:

November 19, 1985

PLANNED BUSINESS DEVELOPMENT BULK REGULATIONS DATA

for that certain property located generally between West Lake Street, North Dearborn Street and West Couch Place in Chicago, Illinois

Net Site Area:	29,120.20 square feet (.668 acres)
Permitted Uses:	Retail uses, non-accessory off-street parking uses and such uses as are currently permitted or special uses within the B7-7 Zoning District (including the operation of radio or television towers and/or earth station receiving dishes); provided, however, the operation of such uses shall be in accordance with the provisions of the Redevelopment Agreement
Maximum Floor Area Ratio:	16.0
Maximum Percentage of Site Coverage:	100%
Minimum number of off-street parking spaces:	-Garage: 900 (non-accessory only) -Retail & other uses (other than parking garage): None
Minimum number of loading berths:	None
Minimum Setbacks:	Zero feet
Maximum Floor Area devoted to retail use and other uses (other than parking garage):	12,000 square feet
Gross Site Area Calculations:	
Net Site Area	29,120.20 square feet
Approximate Area to Remain in Public Right-of-Way (West Lake Street, North Dearborn Street and West Couch Place)	<u>17,090.55 square feet</u>
Approximate Gross Site Area	46,210.75 square feet